

ARCHITECTURAL GUIDELINES FOR WOODINGTON SUBDIVISION

Woodington Homeowners Association

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References:

1. State of South Carolina, County of Greenville, "Declaration of Covenants, Conditions and Restrictions for Woodington Subdivision", as shown on survey entitled Woodington dated April 4, 1989, and recorded in the P.M. Office for Greenville County, South Carolina, in Plat Book 17-E, at Page 56. Previous paper copies of Reference 1 showed: "Book 1373, Page 912" through "Book 1373, Page 922". Page 912 also showed: "9-22, 2560".
2. By-Laws of Woodington Homeowners Association, Inc.; as Revised, Recorded in Deed Book 2555 at Page 2788, as amended and recorded in Deed Book 2555 at Page 2943 in the Greenville County Register of Deeds Office.

All of Sections 1 thru 12 of "ARTICLE IV" of the "Covenants", Reference 1, shall apply. Additional requirements and sections as found in these Guidelines shall also apply.

The Woodington Homeowners Association has two major responsibilities. First, the Association maintains the common areas of Woodington. Second, the Association enforces the "Covenants" (Reference 1) and our "By-laws" (Reference 2) of Woodington to ensure an attractive appearance of the subdivision and to keep real estate values high.

The purpose of this document is to provide some guidelines to Woodington homeowners who plan to make changes to the exterior of their house(s) and/or to their lot(s).

Reference 1 states that the Woodington Homeowners Association (Association) has the authority to enforce the Covenants and to establish and enforce architectural guidelines for the subdivision. The Board of Directors has authorized the establishment of the Architectural Committee (Committee) to perform this function.

Committees and Boards over the years have established guidelines to maintain the appearance and livability of Woodington. Some of these guidelines come directly from the Covenants – storage of boats and/or recreational vehicles, for example. Others: paint colors, for example – have been established under authority of the Covenants.

In general, any exterior modification to any house or lot within Woodington requires prior architectural approval from the Committee unless specifically exempted in this document.



2019000038

MISC/DEED Book: DE 2555 Page: 3946 - 3956

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January 2, 2019 09:24:43 AM

Rec: \$17.00

E-FILED IN GREENVILLE COUNTY, SC

Timothy J. Hanney

SECTION 1 – APPROVALS AND ENFORCEMENT

A “REQUEST FOR ARCHITECTURAL IMPROVEMENT” form is attached to these Guidelines. Additional copies of the form can be obtained either from the Architectural Committee or from the subdivision website.

Association members who file a Request for Architectural Improvement should make every effort to notify all neighbors who may have interest. However, agreement from neighbors is not required. The Committee assumes responsibility for review of plans.

The completed Approval form should be submitted to the Architectural Committee. Complete forms contain (when applicable) paint color chips, plot plans showing the new construction, landscaping plans, etc. Once a completed form is received, the Committee has thirty (30) days to approve or disapprove the request. If the committee has not acted on the request within 30 days, the request is automatically approved. Note that incomplete requests do not “start the clock”.

If a request is disapproved, the requestor can appeal to the Board, either in writing or in person, or at a Board meeting.

The Board is empowered to enforce the Covenants and/or Architectural Guidelines. However, a majority Board vote is required before any enforcement actions are taken. When a violation has been noticed by the Committee, the violator will be notified by mail that a violation has occurred and what is required to correct the violation. When appropriate, a deadline for correcting the violation will be in the Notice.

If, after a reasonable time (30 days), the violation has not been acted upon, the Board at its discretion can choose several actions. Any expenses incurred by the Board while correcting violations will be assessed to the homeowner and can result in a lien on the property if not paid. The Board can levy a fine on the homeowner until a violation is corrected. This fine might be a fixed amount for each day that the violation continues after the homeowner has been warned. Non-payment of these fines could result in a lien on a member’s property.

SECTION 1.1 – PROCESS AND SCHEDULE

Ideal process steps, along with a proposed schedule, are:

Day Item/Action

A Committee member receives a “Request for Architectural Improvement” form

1 (One) Receiving Committee member verifies form is complete, and if so, begins review cycle (30 days maximum)

< 30 Approval of Request is granted unless changes are needed. When approval is not granted, this process begins over again with submission of a new form, beginning a new < 30 day approval cycle – the requestor is notified in writing for changes to the proposed plan that are needed. All

Committee Members receive copies of a “changes needed” letter or receive a copy of the approved form.

< 32 Explanatory notes to neighbors with dissenting opinions may be sent

SECTION 2 – AUTOMATIC APPROVALS AND DENIALS

In dealing with individual requests, the Committee and the Board consider harmony of design, location, topography, visibility to the street and to other homes, suitability of materials, and, most importantly, the effect on property values. What is approved for one lot might not be approved for another. In general, however, the Committee will strive for consistency.

Approval is NOT required for:

- Mailbox/post replacement with a “Standard” USPS – approved mailbox and/or 4” X 4” post
- Swing sets located in back yards
- Portable or inflatable pools for children (kiddies pool) when located in back yards
- Flagpoles to display our national flag when erected at least 15 feet from neighboring property and at least 6 feet from the street. Flags should be illuminated at night. A South Carolina State flag may be displayed beneath the national flag.
- Repainting a house in identical colors
- Storm doors and/or gutters in materials and colors consistent with the house
- Removal of dead trees and/or shrubs and replacement with new trees and/or shrubs
- Minor landscaping covering less than 10 percent of the available lot space

Approval will not be given for:

- Clotheslines
- Metal or wire dog runs
- Above ground swimming pools (except as defined above)
- Chain link and split rail fences – Detached garages
- Three story buildings
- Carports

SECTION 3 – SPECIFIC GUIDELINES

This section contains guidelines for what the Committee will approve or disapprove.

Generally, a “Request for Architectural Improvement” must be submitted.

As stated earlier, homeowners can appeal any Committee decision to the Committee and to the Board. Appeals can be in writing or in person at regularly scheduled Board meetings. The Board may also schedule special meetings when timing is a major factor. If a homeowner wants to make a change not specifically covered in this section, a Request for Architectural Improvement must be submitted.

3.1 – FENCES

APPEARANCE

Wood and/or “wood-like” plastic fencing should either be natural wood color, wood stain, or painted with an approved color. When possible, fencing visible from the street should be softened with landscaping. Wood or “wood-like” fencing that has a finished side and a frame side should be installed with the good side facing away from the house.

MATERIALS

Fences should be no higher than 6 feet high. Wood or “wood-like” fences should be open picket style although other styles may be approved. White vinyl fences are acceptable provided they meet the other fence guidelines.

LOCATION

Fencing must follow the topography of the lot. Except as noted in Section 3.5 (trash receptacles), fences should not extend towards the front of the house from the back of the house a distance more than 25% of the house depth. [Exceptions will be made for homes on corner lots.]

Fences may be shared between property owners provided they are of the same height and style. If you decide to have your fence directly on the property line, you assume responsibility for rebuilding and repairing your fence if it has to be moved for access to utility lines, or for any other public “right of way” access.

ARCHITECTURAL APPROVAL IS REQUIRED FOR ALL FENCES.

3.2 – DECKS AND PATIOS

APPEARANCE

Decks should be finished in natural wood colors. Wood decks should be finished with natural colored translucent stains. Decks made of composite or plastic materials should be finished to appear wood-like. Patios should be finished in natural colors. Deck and patio size should be proportional to the size of the home.

LOCATION

All decks and patios should be at the rear of the home and must not extend beyond the sides of the home. Patios that significantly alter natural water flow to the detriment of neighboring homes will not be allowed.

MATERIALS

Decks should be constructed with either pressure treated wood or composite materials specifically designed for decks. Patios should be built with concrete, brick, stone, or other materials used for patios.

ARCHITECTURAL APPROVAL IS REQUIRED FOR NEW OR EXTENDED DECKS OR PATIOS. APPROVAL IS NOT REQUIRED TO REPLACE A DECK OR PATIO WITH A NEW DECK OR PATIO EITHER THE SAME SIZE OR SMALLER.

3.3 – BUILDING ADDITIONS AND EXTERIOR MODIFICATIONS

ADDITIONS include screened porches, deck enclosures, or any other living or storage area physically attached to the house. Please note that most additions will require County of Greenville building permits.

MODIFICATIONS include storm doors, gutters and shutters.

APPEARANCE

All building additions and modifications will be reviewed by the Committee on an individual basis. The Committee will review materials, colors, location, scale, and other details of the proposed change to determine if the architectural character of the home will be maintained or improved. Consideration will be given to the effect a new appearance has relative to surrounding homes. The primary aim of the Committee will be to ensure only positive effects on real estate values.

LOCATION

All changes must be in compliance with the minimum home sizes and minimum setbacks defined in the Covenants. Changes must also conform to Greenville County regulations. Homeowners should be aware that in some cases the Covenants are stricter than county regulations. No addition should substantially interfere with the view from a neighboring home.

MATERIALS

All materials and colors used should match the existing home structure. Metal framing (for screened decks) should have a substantial, solid appearance, and should match the home's color scheme. Request to replace existing siding with other materials will be reviewed on an individual basis. All materials must conform to county codes.

Partial siding replacement with new materials (replacing Masonite-type siding with vinyl or Hardyplank) should be done so that the new siding matches the old. Approval of complete siding replacement will depend on how the new siding conforms to the neighborhood and to adjoining homes.

ARCHITECTURAL APPROVAL IS REQUIRED FOR ALL ADDITIONS AND MODIFICATIONS.

Exception: Installation of full glass storm doors with white frames or frames matching existing door colors does not need approval. Installation of rain gutters, either house colored or white, do not need approval.

3.4 PAINT COLORS

APPEARANCE

All exterior paint colors should match the existing colors as closely as possible. No attempt will be made to control painting activities in cases where the owner is repainting with the same color as originally used. If the owner wishes to change a color, prior approval by the Committee will be required.

Request for changes to colors will consider the relationship with colors of surrounding homes. Sharply contrasting trim colors that do not blend well with the brick and/or siding may not be approved.

MATERIALS

Exterior house paint should be flat or semi-gloss. Trim paint can be gloss or semi-gloss.

ARCHITECTURAL APPROVAL IS REQUIRED FOR ANY MAJOR CHANGE OF EXTERIOR PAINT COLORS.

3.5 TRASH AND TRASH RECEPTACLE SCREENING APPEARANCE

Trash receptacles and trash (including yard waste and bagged grass clippings) should not be conspicuous from the street or from neighboring houses, except when placed out for collection no more than 24 hours before scheduled collection. Trash and receptacles may be shielded by landscaping or by a fenced area on the side or rear of the house. If fenced, the enclosed area should not be significantly larger than that required to store a normal size (less than 100 gallons) provided trash container and a “reasonable” number of yard waste bags.

MATERIALS

A four foot high wood or “wood-like” picket fence painted to match the house color may be used for a trash receptacle screened area.

3.6 SATELLITE DISHES AND ANTENNAS APPEARANCE

Satellite dishes less than two feet (24 inches) in diameter are allowed in Woodington (Article VI, paragraph 6 of Reference 1 may be ignored). Dishes should be installed as unobtrusively as is possible, preferably at the rear of the house. If reception allows, dishes should not be conspicuous from the street. Exterior antennae of any other type are not allowed.

However, when more than one dish is desired, approval from the Board for placement of all dishes is required;

INSTALLATION AND MAINTENANCE

Installation should be “professional quality”, with no loose or dangling cables. Masts should not be used. Unused dishes should be removed.

3.7 MAILBOXES AND MAILBOX POSTS APPEARANCE

Any mailbox or mailbox post should be an asset to the subdivision. A “standard” half-oval mailbox, either metal or plastic, black, white, or house colored needs no approval. A mailbox post with a square cross-section, black, white, natural wood, or house colored also needs no approval. Other sizes, shapes, and/or finishes require Committee review.

MATERIALS

Besides those noted above, the Committee will consider other mailbox posts. The guidelines for approval require that the proposed installation has a substantial appearance and adds to the appearance of the subdivision. Humorous (cow or pig) mailboxes will not be approved. Rustic (wagon wheel, or welded chain) posts will not be approved.

MAINTENANCE

Mailboxes and posts should be free of rust or peeling paint. If more than 15% of the surface is rusty or peeling, it should be replaced or repainted. House numbers, if present, must be complete.

APPROVAL IS REQUIRED FOR ANY INSTALLATION NOT SPECIFICALLY ALLOWED ABOVE.

3.8 ACCESSORY BUILDINGS

Accessory buildings are detached structures including storage sheds, utility buildings, gazebos and dog houses, etc.

One building may be placed on a lot as desired, per conditions of this section. The Committee may ask for comment from Members whose lots adjoin the lot where a building is desired, but comment by other Members shall not constrain the Committee, nor negate the right of all members to have one building. Size, shape, location, and building material(s) must all be approved prior to start of construction.

Any building shall not be used as a "dumping ground", and shall be maintained consistent with a neat, clean, good looking, appealing presence which adds value to a lot. Additional driveways, nor any other added permanent pathways for a vehicle, may not be used to provide easier access to any building. The Board shall maintain the right to require removal of any building, on any lot, that is not used and maintained in a manner which adds value to that lot.

APPEARANCE

In general, the Committee will review materials, colors, location, and scale of the proposed addition to determine the compatibility with surrounding structures and sites.

The intent is to preserve the architectural character of the neighborhood and to maintain a cohesive architectural style.

LOCATION

Any accessory building must conform to both county and Association setback rules.

Proposed location is reviewed by the AC committee.

Location must take into consideration neighboring lots. Structures deemed visually offensive either to neighbors or from the street will not be allowed. Dog houses, in particular, must be placed so as not to be a nuisance to neighbors. Freestanding structures such as sun shelters, cabanas, gazebos should be located in the least conspicuous location possible, either in the rear or most obscure side of the residence. Easements and rights of ways must be observed. Buildings normally should be placed within an area directly behind the main house side walls. Front yard and side yard buildings are not allowed. Generally, buildings should be hidden from view when standing in the street in front of the main house.

3.8 SUN SHELTER/CABANA

Sun shelters/cabanas are structures usually freestanding and similar to arbors in design. These structures are most likely found on a deck covering or adjacent to a pool, these shade structures may be constructed only of wood, trellis or shingles. If shingles are the preferred choice of roofing

material they will be of the same color, texture and weight as the shingles utilized on the residence. Wood surfaces may be left natural, stained or painted to match the residence.

3.8.2 GAZEBO

Freestanding small out-structures made of trellis or lattice work, normally constructed with a peaked roof not to exceed 12 feet in height from ground level and 100 square feet in area.

3.8.3 ARBOR

Free-standing or partially adjoined cover made of trellis or slatted wood, open airy three-sided structure. May not exceed 100 square feet in area coverage and must comply with 12 feet maximum height limitation from ground level.

3.8.4 PATIO COVER

A patio cover is a shade cover which is firmly and substantially affixed to the main existing residence, and is adjacent to, and abutting, the main residential dwelling. Shingles are the preferred choice of material. They will be of the same color, texture and weight as the shingles utilized on the existing structure. A patio cover is considered to be a part of the existing structure. As such, it may exceed the height of 8 feet and the area coverage of 100 square feet. Any cover NOT abutting and firmly and substantially affixed to the main residential dwelling is considered to be free-standing in one of the other categories listed.

3.8.5 PLAY STRUCTURE/PLAY EQUIPMENT

Play structures and equipment should be located in the least conspicuous location possible. They should be those offered by manufacturers for retail sale and intended for home use.

3.8.6 ACCESSORY, STORAGE, OR UTILITY BUILDINGS

A written request to the Architectural Committee requesting approval for a storage structure is required.

A plat plan clearly identifying the location of the proposed building must be submitted along with the "Request..." form. A design plan of the building which shows front, side and back views, and the dimensions of same, must also be submitted.

All easement and encroachment regulations must be followed.

The buildings are considered a semi-permanent, non-residential structure with suitable foundation and flooring. The foundation may be constructed from masonry material or treated lumber whose expected life is not less than ten years. A building may not be placed directly on unimproved ground. A level concrete slab may serve both as a foundation and flooring. If leveling of the building is accomplished by discrete structures such as masonry blocks or pilings, then the building must be skirted to create the appearance of a continuous foundation.

Siding material must be the same color and composition as the house.

Metal or fiberglass sheds are not permitted.

The quality of the materials, construction and workmanship should equal or exceed that offered by home improvement retailers such as Lowe's or The Home Depot.

The roof must use the same materials and color as that of the house.

The maximum size of any storage building is 12 feet in width, 16 feet in length (not including roof overhang) and 14 feet in height (from the foundation) depending on the roof style and pitch. Flat roofs are not allowed...

Small temporary storage closets are allowed provided they are directly behind the house and not conspicuous from the street. They are not allowed to sit against a fence on an adjoining property line.

ARCHITECTURAL COMMITTEE APPROVAL IS REQUIRED FOR ANY ACCESSORY BUILDING.

3.9 SIGNS

APPEARANCE

No permanent signs are allowed in Woodington. Signs advertising businesses or services are prohibited except they may be displayed while a property is being serviced by that business. To be removed within 7 days from completion of all work. Standard real estate signs (sales or rental) up to 36" square are allowed. These signs should be removed promptly after the sale.

3.10 GARDENS AND LANDSCAPING

APPEARANCE

All landscaping should be designed with the thought of maintaining the consistency and harmony of the neighborhood. There should not be an "overgrown" look to the property. Trees and shrubs should be trimmed. Landscaping is probably the most important factor in the value of Woodington property. Lawns should be mowed/edged as frequently as required to maintain a neat appearance. Vegetable or other gardens should not be conspicuous from the street and should not interfere with neighboring properties.

LANDSCAPING CHANGES INVOLVING THE REMOVAL OF TREES GREATER THAN 12" IN DIAMETER REQUIRE ARCHITECTURAL APPROVAL.

SECTION 4 – MAINTENANCE

APPEARANCE

It is the responsibility of each homeowner to maintain their property in such a manner that adds to the overall beauty and harmony of the neighborhood. Each homeowner should take this responsibility seriously, as failure to do so can negatively impact the value of his property, surrounding properties, and the entire subdivision.

There are many areas in and around the home that should be inspected regularly to ensure that the property is in good repair. These include (but are not limited to):

- Lawn Care
- Tree and shrubbery trimming
- Landscaping
- Decks
- Fences
- Driveways and sidewalks
- Playground equipment
- Paint
- Trash container storage
- Debris and trash removal

DETERIORATION

Any time that the Board has been made aware that a property has deteriorated to the point that it is affecting the aesthetics of the community; the Committee will be asked to make an inspection of the property. If the Committee finds the property needs maintenance, the homeowner will be notified and told of the specific violation(s). The Committee will also inform the Board of the violation. If the violation(s) are not corrected within a reasonable period of time (as determined by the Board), the Board will take action as described in Section 1 of this document.

SECTION 5

The construction of any and all items shall be completed within three (3) months after the construction of same shall have commenced, except where such completion is impossible or would result in great hardship to the Owner or builder. During the continuance of construction, the Owner shall require the contractor to maintain the residential lot in a clear and uncluttered condition. Clean-up and removal of all boxes, trash or debris of any kind, shall be on a regular basis. No loose trash will be permitted to be strewn about the Property at any time.

SECTION 6

Upon completion of construction, the Owner shall cause the contractor to immediately remove all equipment, tools, and construction materials from the Lot. Any damage to roads or property owned by others caused by the Owner's contractor, or other parties providing labor or services to the Owner, shall be repaired by the Owner, or per direction from the Woodington Board of Directors, at the Owner's expense. This includes damage to curbs.

SECTION 7

Neither the Architectural Committee, nor the Woodington Board of Directors, nor any other Woodington Homeowners Association member, nor any other person nor committee appointed by the Woodington Board of Directors, shall be responsible or liable in any way for any defects in any plans or specifications approved per these guidelines. Neither shall any of the above be liable for any structural defects in any work done according to such plans and specifications approved by any of the above.

IN WITNESS WHEREOF, we, being all of the Directors of Woodington Homeowners Association, Inc., have hereunto set our hands this 27 day of December, 2018.



Christopher W. Edwards, President



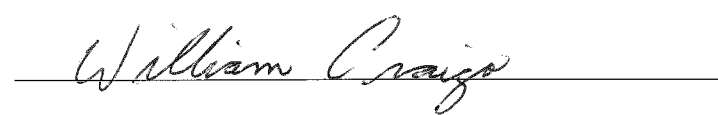
Charles Koshis, Vice-President



Denis Esteve, Treasurer



Michael Keels, Secretary



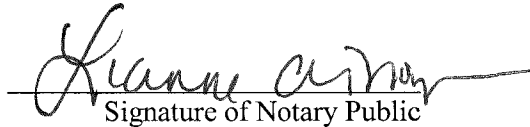
William Craigo, Maintenance

STATE OF SC)
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COUNTY OF Greenville)

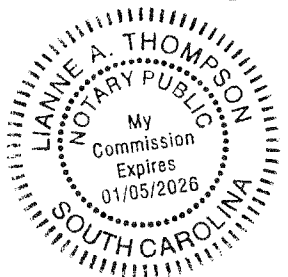
ACKNOWLEDGMENT

I, the undersigned notary public, do hereby certify that the within named ~~grantor~~ ^{Directors of Woodington HOA Inc.} personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 27 day of December, 2018.


Signature of Notary Public

Lianne A. Thompson
Printed Name of Notary Public



Notary Public for SC (State)
My Commission Expires: 1/5/2026
(SEAL)